060.0	0005	0005.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	646,500	/	646,500
USE VALUE:	646,500	/	646,500
ASSESSED:	646,500	/	646,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
132		LOWELL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LANTHIER ELEANOR A
Owner 2:	
Owner 3:	
Street 1:	132 LOWELL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LANTHIER GEORGE V--ETAL -
Owner 2:	LANTHIER ELEANOR A -
Street 1:	132 LOWELL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .078 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1880, having primarily Vinyl Exterior and 1651 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3402.000	280,400	700	365,400	646,500
Total Card	0.078	280,400	700	365,400	646,500
Total Parcel	0.078	280,400	700	365,400	646,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 391.58 | /Parcel: 391.58

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 39915

GIS Ref

GIS Ref

Insp Date 10/29/18

!5263!

PREVIOUS ASSESSMENT

Parcel ID 060.0-0005-0005.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	280,400	700	3,402.	365,400	646,500		Year end	12/23/2021
2021	101	FV	271,900	700	3,402.	365,400	638,000		Year End Roll	12/10/2020
2020	101	FV	271,900	700	3,402.	365,400	638,000	638,000	Year End Roll	12/18/2019
2019	101	FV	234,300	0	3,402.	360,200	594,500	594,500	Year End Roll	1/3/2019
2018	101	FV	234,300	0	3,402.	276,700	511,000	511,000	Year End Roll	12/20/2017
2017	101	FV	234,300	0	3,402.	261,000	495,300	495,300	Year End Roll	1/3/2017
2016	101	FV	234,300	0	3,402.	240,100	474,400	474,400	Year End	1/4/2016
2015	101	FV	220,800	0	3,402.	224,500	445,300	445,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	01:53:44

LAST REV

Date	Time
10/10/19	09:01:34
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5263

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LANTHIER GEORGE	53946-563		12/4/2009	Family	1	No	No		
	12256-301		7/31/1972		28,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/14/2017	1516	Re-Roof	16,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/29/2018	MEAS&NOTICE	CC	Chris C
3/5/2009	Measured	372	PATRIOT
2/2/2000	Inspected	276	PATRIOT
1/13/2000	Mailer Sent		
1/10/2000	Measured	163	PATRIOT
7/28/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	39915
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3402		Sq. Ft.	Site		0	70.	1.53	6									365,442						365,400	

Total AC/HA:	0.07810	Total SF/SM:	3402	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	365,442	Spl Credit		Total:	365,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1880	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	180.428
Other Features:	64500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	380970
Depreciation:	100576
Depreciated Total:	280394

COMMENTS

OF=TOILET NEAR KIT TOILET NEAR KIT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

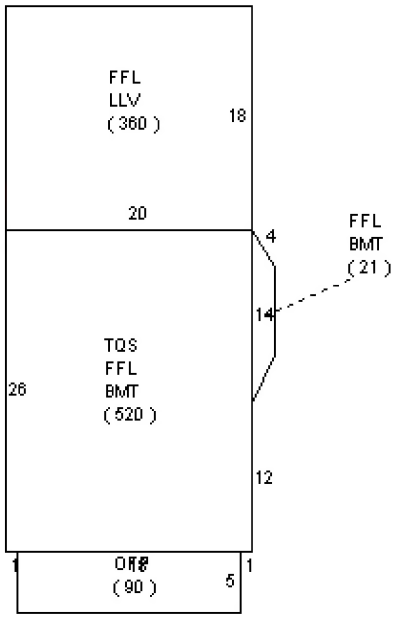
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	180.43
Special Features:	0	Val/Su Net:	122.87
Final Total:	280400	Val/Su SzAd	217.20

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	901	180.430	162,565
BMT	Basement	541	54.130	29,283
TQS	3/4 Story	390	180.430	70,367
LLV	Lower Level	360	142.090	51,151
OFP	Open Porch	90	34.490	3,104

Net Sketched Area:	2,282	Total:	316,470
Size Ad	1291	Gross Area	2412	FinArea	1651
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 060.0-0005-0005.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	8X24	A	AV	2000	4.20	T	15.2	101			700			700
2	Frame Shed	D	Y	1	6X8	A	AV	1970	0.00	T	39.2	101						

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700